

# DEC 2005

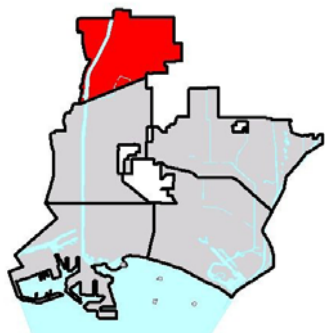
## North Long Beach Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building  
Community and Environmental Planning Division

[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)



Revised December 14



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Scott Mangum, North Long Beach Community Planner, at (562) 570-6435 or via email at [Scott.Mangum@longbeach.gov](mailto:Scott.Mangum@longbeach.gov) if you have questions about this bulletin.

This bulletin is also available on the internet at:  
[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)  
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### NEW APPLICATIONS

#### **1. Conditional Use Permit for new cellular Mono-Palm at 5290 Long Beach Blvd. (Case 0512-01) LH (see Attachment 2)**

A 45' high cellular monopole designed as a date palm tree is proposed behind the Optical Optometry building at 5290 Long Beach Boulevard. Additionally, equipment cabinets screened by a 6' block wall at ground level are proposed. A Conditional Use Permit is required for cellular monopoles in all Commercial zones.

The Planning Commission **Public Hearing** is scheduled for **February 16, 2006**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

#### **2. Conceptual Staff Site Plan Review for new coin-operated car wash at 6769 Long Beach Blvd. (Case 0511-29) SV (see Attachment 1)**

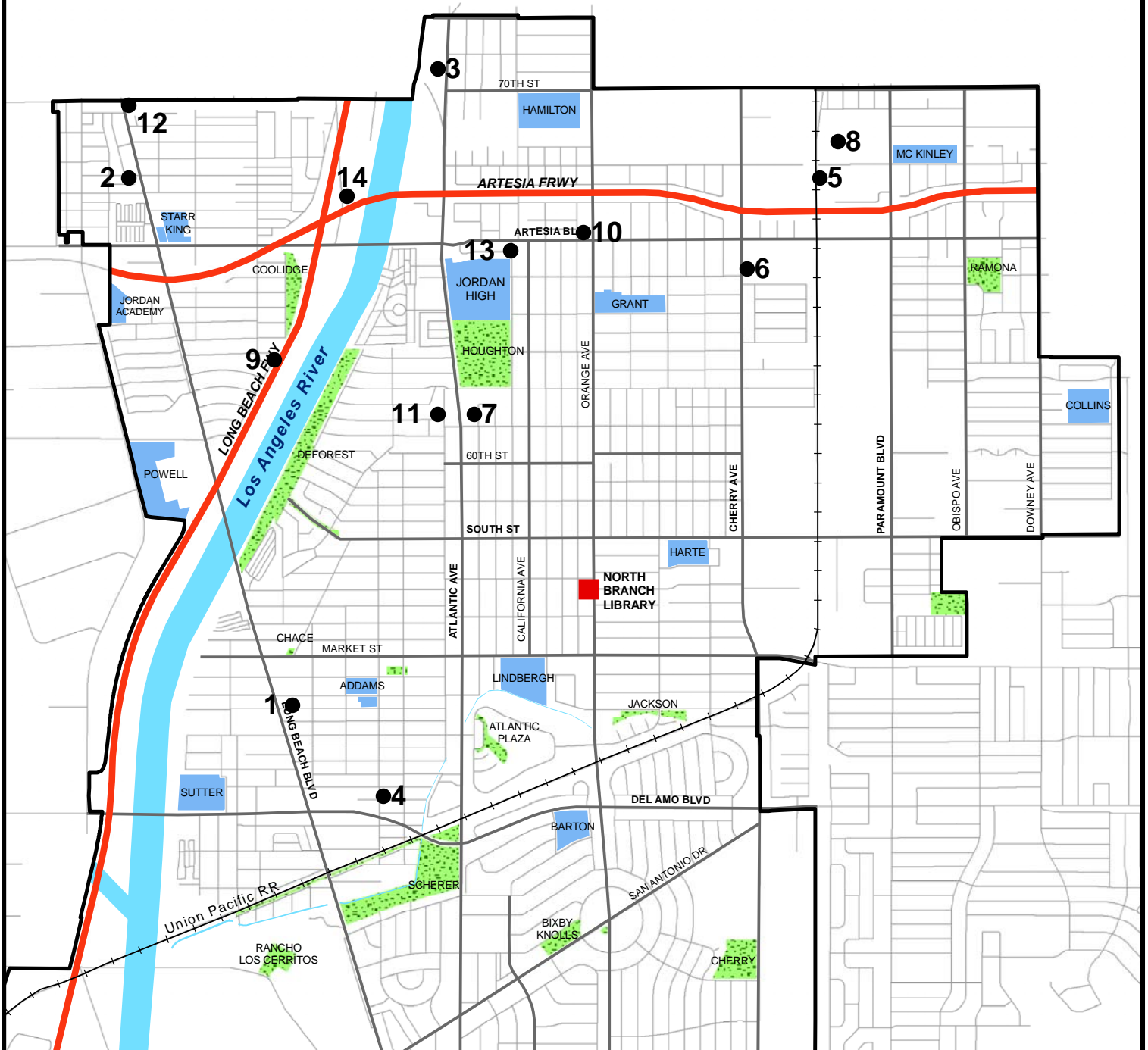
A coin-operated car wash with six self-wash bays, eight vacuum machines, a 405 SF second story office, and eleven parking spaces is proposed at 6769 Long Beach Boulevard (Northwest corner of 67<sup>th</sup> Way and Long Beach Boulevard). The proposed development would take access from 67<sup>th</sup> Way and two adjacent alleys. The five lots, totaling 15,044 SF, are zoned CCA (Commercial Community Automobile-Oriented.) A Conditional Use Permit is required for a Car Wash in the CCA zone. Conceptual Site Plan Review is a preliminary review of the development proposal among City staff to point out public policies and code issues, which may affect the development; and to suggest alternatives. Following Conceptual Site Plan Review, the applicant may apply for the necessary entitlements at which time a Planning Commission Public Hearing date would be scheduled.

### PENDING CASES PREVIOUSLY REPORTED ON

#### **3. Standards Variances to legalize horse stalls at 7105 Atlantic Place (Case 0509-29) JM (see Attachment 4)**

The property, zoned R-2-N, is located within a Horse Overlay District. The Horse Overlay District establishes regulations, safeguards, and controls for

# North Long Beach - Site Location Map



- Library
- Park
- School



0 1,250 2,500 5,000 Feet

1. 5290 Long Beach Blvd. – CUP for a 45' Mono-Palm (2/16 PC)
2. 6769 Long Beach Blvd. – CUP for self-serve car wash (PC)
3. 7105 Atlantic Place – SV to legalize Horse Stalls (ZA)
4. 306 E. Home St. – AUP to convert commercial to residential (PC)
5. 2531 E. 67<sup>th</sup> St. -CUP Mod, ND - LNG Tank & Fueling Station (PC)
6. 6510 Cherry Ave. – SSPR, AUP, SVs for Caretaker Unit and Crematorium (1/9 ZA)
7. 6160 Atlantic Ave. - CUP, SV for Church (PC)
8. 2501 E. 68<sup>th</sup> St. - MND for Solid Waste Facility Permit
9. 6290 White Ave. – SSPR and SV for new Single Family House

keeping and maintaining horses. A property within the Horse Overlay District and R-2-N zone may keep one horse for every 2,500 SF of lot area. The applicant requests to legalize 18 horse stalls, where a maximum of 8 horses/horse stalls are allowed by code. The applicant is also seeking standards variances for setbacks from rear and side property lines (0' setback is proposed where 10' is required) and minimum distances between horse stalls and other structures. The property owner has been sited by code enforcement. The Standards Variance requests will be heard at a future Zoning Administrator Hearing once applicable fees have been paid.

**4. Administrative Use Permit to convert commercial building to residential at 306 E. Home St./5052 Locust St. (Case 0506-28) JM (see Attachment 9)**

The 75' x 90' (6,750 SF) lot is zoned R1-N (Single Family Residential) and contains two primary structures, a single-family dwelling and vacant commercial structure built in 1928. The applicant has applied for an Administrative Use Permit to change the use of the commercial structure at the corner to a second residential unit. The existing two-car garage serves the existing house. The applicant has proposed to provide one or two additional open parking spaces on site to serve the proposed residential unit. Standards Variances will not be required for the existing structures. A firm Planning Commission date will be set once complete plans are submitted.

**5. Modification of a Conditional Use Permit for a proposed LNG fueling station and tank at 2531 E. 67th St. (Case 9805-11, 9805-18) DB (see Attachment 13)**

A new 50-foot high (12' diameter) Liquefied Natural Gas (LNG) storage tank and fueling station at the Consolidated Disposal Service yard at 2531 E. 67th Street is proposed. Consolidated states that the use of cleaner burning LNG vehicles, replacing the current diesel-fueled vehicles, will be phased in over time with 57 to be in operation by 2006 and 141 by 2012. The location of the new fueling station would be in close proximity to the existing diesel fueling station at the Western edge of the site near the Union Pacific Railroad tracks. Negative Declaration 07-05 will be prepared to evaluate potential environmental impacts.

The City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. The current request requires a modification of the 1998 approval.

A firm Planning Commission date will be set once off-site improvements are met to the satisfaction of the Public Works Department.

**6. Staff Site Plan Review, AUP, and Standards Variances for a second story addition for caretaker residence and a crematorium at 6510 Cherry Ave. (Case 0502-10) MM (see Attachment 3)**

A 1,795 SF second story caretaker's residence addition to an existing mortuary and a new crematorium are proposed at 6510 Cherry Avenue. Mortuaries are allowed by right in the CCA (Commercial Community Automobile-Oriented) zone, however, a caretaker's residence requires an Administrative Use Permit. A Crematorium is allowed as an accessory to a mortuary. The Staff Site Plan Review committee reviewed the site plan and design of the proposed addition. Under the proposed plan setback variances would be required for the

second story addition and a parking variance would be required. Staff would not support a variance for less than the number of parking spaces required.

A redesigned plan was presented to the Staff Site Plan Review committee. The applicant has proposed a standard parking plan as well as a stacked tandem-parking plan to accommodate additional vehicles during a funeral service. Staff has requested a written parking plan describing how the proposed tandem-parking plan would operate. The AUP request for a Caretaker unit and standards variance(s) for parking and side-yard setback for the 2<sup>nd</sup> story addition will be heard at a Zoning Administrator's hearing.

The Zoning Administrator **Public Hearing** is scheduled for **January 9, 2006**, at 2:00 P.M. in Planning and Building 7<sup>th</sup> Floor Conference Room. Written comments may be addressed to the Zoning Administrator, Carolyn Bihn, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**7. Conditional Use Permit and Standards Variance for a Church at 6160 Atlantic Ave. (Case 0412-27) SV (see Attachment 10)**

The existing structure was originally built in 1955 and used for commercial retail, is located at 6160 Atlantic Avenue. The wedge shaped lot measures 50' wide along Atlantic, 62' wide along the alley and 105' deep. Churches are permitted in the CNA (Commercial Neighborhood Automobile-Oriented) zone with a Conditional Use Permit. The Miracle of Faith Church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. The applicant proposes off-site parking at the Sav-On Drug store located at 6000 Atlantic Avenue. This arrangement would require a Standards Variance because the off-site location is located greater than 600' from the Church entrance. An additional variance would be required if this off-site parking arrangement was not deed restricted. The applicant shall request a special building inspection to identify possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed and a parking study is submitted.

**8. Mitigated Negative Declaration (Environmental Review) for revision of Solid Waste Facility Permit at Bel-Art Waste Transfer Station, 2501 E. 68th St.**

Bel-Art Waste Transfer Station, located at 2501 E. 68<sup>th</sup> Street, has applied to the County of Los Angeles Department of Health Services for a revision of their Solid Waste Facility Permit to allow an increase in the amount of material delivered to the facility from the current legal maximum of 1,500 tons per day to 4,000 tons per day. Bel-Art receives and temporarily stores non-hazardous municipal solid waste, greenwaste, and recyclable materials, and subsequently consolidates and transfers this material to disposal sites and recycling facilities. Waste is delivered primarily by commercial waste collectors, but Bel-Art also accepts waste from the general public.

As background, the City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. Negative Declaration 26-98 was also certified at this time.

The County of Los Angeles DHS, Solid Waste Management Program, received written comments related to the Mitigated Negative Declaration through October 25, 2004. According to a March 6, 2005 letter from LA County, senior management staff may decide whether to certify the Mitigated Negative Declaration. The City of Long Beach Environmental Officer responded to the Mitigated Negative Declaration with a letter commenting on the Noise, Traffic, and Air Quality sections of the document. At its October 19, 2004 meeting, the Long Beach City Council voted unanimously to adopt a resolution in opposition to the proposed solid waste facility permit revision for the Bel-Art Waste Transfer Station.

The Los Angeles County Department of Health Services, Solid Waste Management Program heard testimony at a Public Hearing on October 29, 2004, at McKinley Elementary School. Approximately 150 residents attended. If the Solid Waste Facility Permit revision were to be approved by the LA County Solid Waste Management Program, there would be a second hearing held by the California Integrated Waste Management Board prior to final consideration of the permit revision.

As of December 14, 2005 both the Solid Waste Facility Permit Revision and the certification of the Mitigated Negative Declaration are still **pending**.

### **ACTIONS ON COMPLETED CASES**

#### **9. Staff Site Plan Review and Standards Variances for new Single Family Home at 6290 White Ave. (Case 0509-06) SV (see Attachment 11)**

The applicant submitted plans for a two-story, two-bedroom, two-bathroom 1,210 SF single family dwelling on a 1,650 SF lot. The triangular lot, zoned R-1-N (single family residential), is located at the corner of Scott Street and White Avenue. Multiple Standards Variances would be required for the design submitted. Staff Site Plan Review is required for new dwelling units located on lots less than 27' in width. Through Staff Site Plan Review staff determined a favorable recommendation could not be made for the design submitted because of the number of standards variances required. The applicant, who was in escrow, has subsequently **withdrawn** the application.

#### **10. Administrative Use Permit to establish a Staff Attended Recycling Collection Center at 1177 E. Artesia Blvd. (Case 0510-13) JM (see Attachment 6)**

An Administrative Use Permit is requested to operate a recycling collection center for cans and bottles in the parking lot of the existing OS Market at 1177 E. Artesia Boulevard (Artesia Blvd & Orange Ave). Recycling collection centers in the CCA zone require an Administrative Use Permit.

The applicant proposes to place two storage containers (approximately 8' x 24') along the Western edge of the parking lot (Cerritos Ave.). Proposed hours of operation are 9am-6pm daily. Containers would be collected twice a week. As proposed the containers would remove approximately 8 parking spaces. Supermarkets located in California State of Conservation Department determined "Convenience Zones" are required to have certified CRV recycling center collection services. The OS Market is not located in a Convenience Zone and does not fall under this State requirement.

The applicant **withdrew** the application prior to the Zoning Administrator Public Hearing.

**11. Standards Variance for open space at 6127 Linden Ave. (Case 0510-10) SV (see Attachment 8)**

The owner of the existing triplex, built in 1952, has applied to legalize an existing 62 SF laundry room that is attached to the garage. The legalization of the laundry room would require a Standards Variance for a reduction in minimum required useable open space (250 SF per unit in the R-3-T zone).

The Zoning Administrator **approved** the standards variance request at the November 21, 2005 hearing.

**12. Staff Site Plan Review Cellular Antenna addition to a SCE Tower at 7044 Long Beach Blvd. (Case 0510-09) LH (see Attachment 5)**

The applicant proposes to attach cellular antennas (53' high) to an existing 105-foot high Southern California Edison transmission tower and add new 18' x 18' enclosed equipment shelter at ground level. Attached/roof mounted cellular and personal communication services are permitted by right in the Public Right-of-Way zone, but are subject to special development standards and must be reviewed through Staff Site Plan Review. The cellular antenna addition was **approved** with conditions including the construction of a public sidewalk and addition of street trees.

**13. Conditional Use Permit for a Church at 990-992 E. Artesia Blvd. (Case 0501-16) JW (see Attachment 7)**

The existing two-story structure, built in 1965 as a retail building, is located at 990-992 E. Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The Iglesia de Dios Israelita currently conducts services at this location and was cited by the City's zoning enforcement division for operating without a CUP. Three parking spaces are provided on site. The applicant has **withdrawn** the application for a Conditional Use Permit. In the withdrawal letter the applicant stated that their property is currently on the market and they are actively looking to relocate the congregation.

**ANNOUNCEMENTS**

**14. Truck Parking on SCE Right-Of-Way at the terminus of Sportsman Drive (see Attachment 12)**

Martin Container, currently located at 1400 S. Atlantic Ave. in Compton, intends to use the Southern California Edison Right-of-Way property located just North of the 91 Freeway and just East of the 710 Freeway for Truck Parking. Truck parking is permitted by right in the IM zone. Trucks accessing the approximately 13-acre property would do so by exiting the 710 Freeway at Alondra Boulevard, traveling west to Atlantic Ave. then south to Sportsman Drive. The attached site plan shows parking spaces for a maximum of 242 trailers and two portable office buildings. Trucks and or truck chassis would be permitted to park on site for no longer than 72 hours. The anticipated start date is mid 2006.

## **15. Long Beach General Plan Update: Land Use and Mobility Elements.**

The Advance Planning Division is currently working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans. Prior to the first meetings in January 2004, each Advisory Committee was provided with information on the City's current land use and transportation plans applicable to each cluster area. At the meetings comments were solicited on what the participants perceived to be the critical land use and mobility issues facing their clusters. This information was compiled into a report titled "Framework for Land Use and Mobility Elements Update – Community Cluster Input Summary."

A second round of meetings was held in March where the highlights of the socioeconomic profile and analysis of current conditions and trends were shared in the City's "Technical Background Report". At the May Community Cluster meeting, participants discussed the implications of these findings and examined the toolbox of planning policies and solutions that can be used to address the challenges facing the community. The June Cluster meeting allowed participants to map out their suggested land use alternatives for North Long Beach. The January 2005 meeting involved cluster members defining their preferred land uses for many of the corridors in North Long Beach. In March the economic feasibility of a variety of development types was presented, input from the Citywide General Plan workshop was received, and cluster members voted on preferred land uses. In May presentations were given regarding the relation of the Land Use Element update to the City's ongoing Jobs and Business Strategy and Economic Development Element plans.

Maps, demographic information, reports, documents, committee cluster input, and other information is available online at the General Plan Update website:

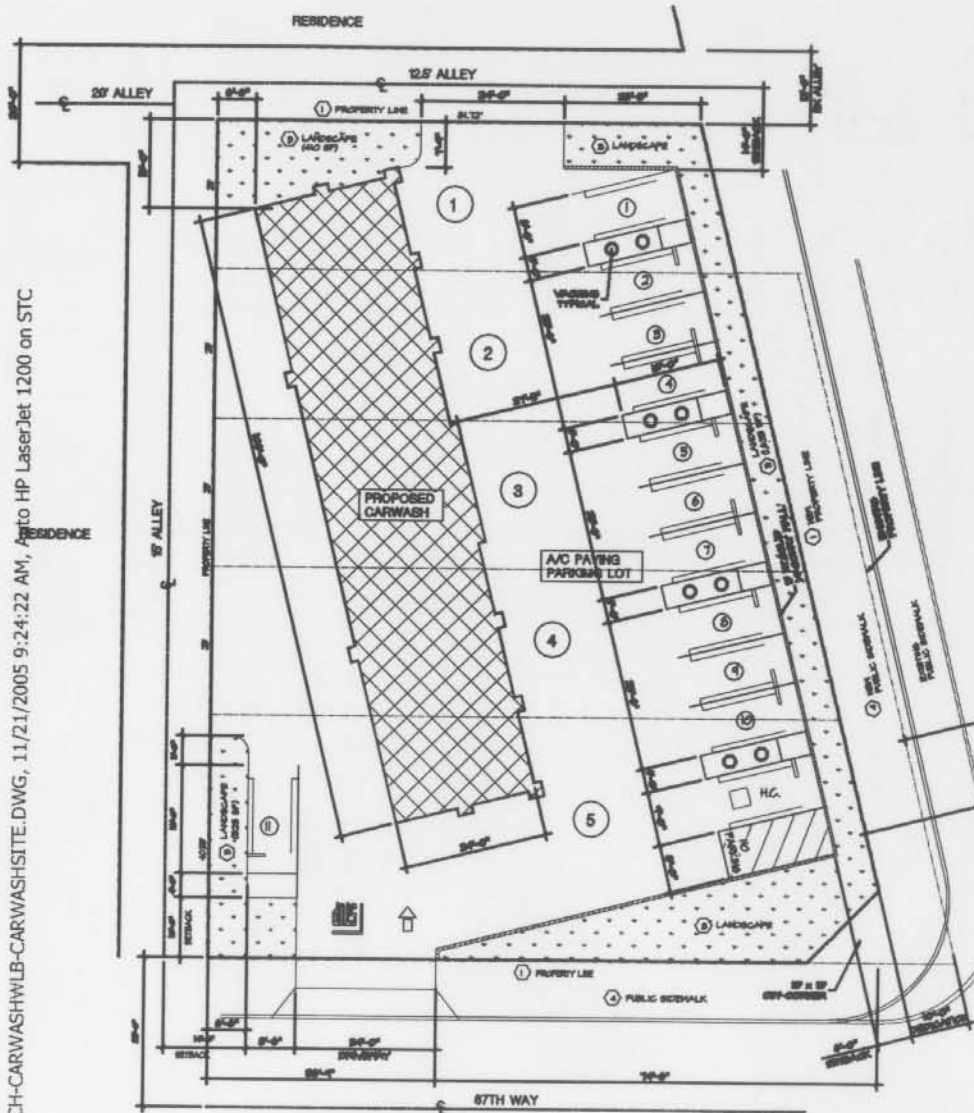
[http://www.longbeach.gov/apps/advance\\_plan/index.html](http://www.longbeach.gov/apps/advance_plan/index.html)

## **IMPORTANT PHONE NUMBERS**

Council Member (8 <sup>th</sup> District), Rae Gabelich	(562) 570-6685
Council Member (9 <sup>th</sup> District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Marlene cyarron@longbeach.gov	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance, Building, Zoning Code Enforcement	(562) 570-CODE
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Call Before you Dig (Underground Service Alert)	(800) 227-2600
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867



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## PROJECT DATA

LOT SIZE: 1504 SQ. FT.  
ZONING: CCA  
PROPOSED BUILDING AREA: 2490 SQ. FT.  
FIRST FLOOR = 2389 SQ. FT.  
SECOND FLOOR = 408 SQ. FT.  
REQUIRED PARKING: 4 WHEN BAY X 2 = 12 SPACES  
PROVIDED PARKING: 12 SPACES  
(8 STANDARD SPACES  
4 KC. SPACES)  
PROVIDED LANDSCAPING AREA: 2380 SQ. FT.

### SITE PLAN NOTES

- ① PROPERTY LINE
- ② FUTURE ELECTRICAL METER LOCATION
- ③ LANDSCAPE
- ④ PUBLIC SIDEWALK
- ⑤ ROOF DRAIN DRAIN - SEE FLASHING DRAIN

## BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

- [illegible]

NOTE : AN EROSION CONTROL PLAN (ECP) UTILIZING SEDIMENT AND EROSION CONTROL (S-EP) PROJECTS THAT WILL LEAVE DISPOSED SOIL DURING THE RAINY SEASON (MAY 15 TO SEPTEMBER 1) IS REQUIRED FOR ALL S-EP PROJECTS PREPARED FOR PROJECTS THAT HAVE ALREADY BROKEN GROUND, NOT LESS THAN 30 DAYS PRIORS TO THE BEGINNING OF EACH RAINY SEASON. THE EROSION CONTROL PLAN MUST BE DEVELOPED AND S-IMPLEMENTED THROUGHOUT THE ENTIRE RAINY SEASON. FOR PROJECTS THAT WILL BEGIN CONSTRUCTION DURING THE RAINY SEASON, THE EROSION CONTROL PLAN MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL. THE EROSION CONTROL PLAN MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL FOR THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

**J. LEE & ASSOCIATES**  
A PROFESSIONAL CORPORATION  
10000 W. 10TH AVE., SUITE 100, DENVER, CO 80231  
TEL: 303-751-1100 FAX: 303-751-1101

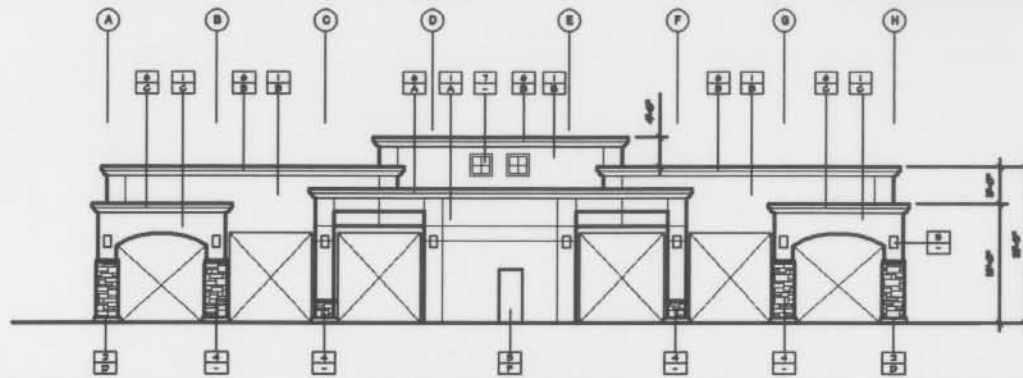
LONG BEACH CARWASH  
5769 LONG BEACH BLVD.  
LONG BEACH, CA

Resignations	
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Sheet 1115	

### SITE PLAN

Sheet No  
**A-2**

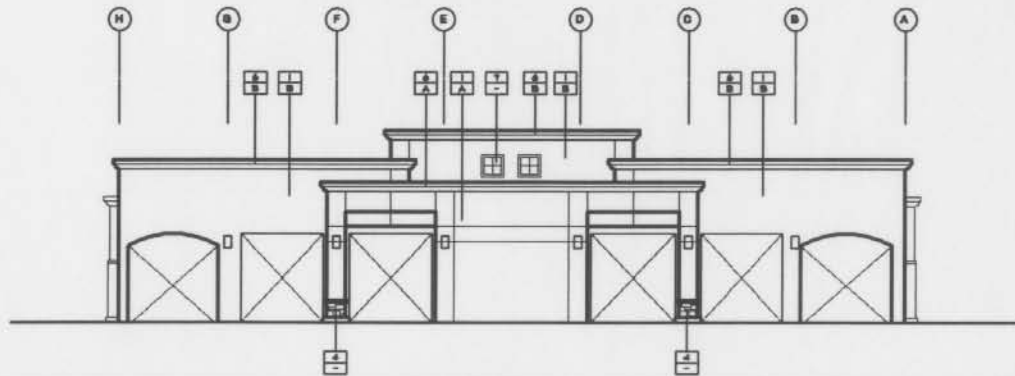
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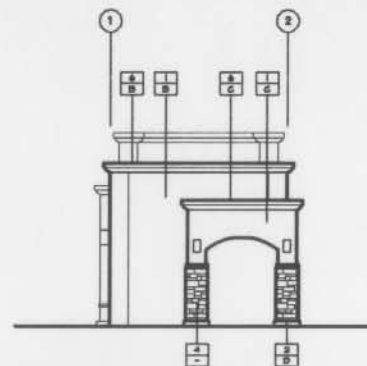
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WEST ELEVATION

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SOUTH ELEVATION

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## EXTERIOR MATERIALS

- ☐ EXTERIOR GYPSUM PLASTER "LA HABRA STUCCO"
- ☐ CONCRETE CURB BASE
- ☐ GALVANIZED METAL
- ☐ STONE VENEER - "CULTURED STONE"
- ☐ DECORATIVE LIGHT, SEE ELECTRICAL DRAWINGS
- ☐ SP6 SHAPED HOLDINGS
- ☐ ALUMINUM STOREFRONT AND CLEAR GLASS

## EXT. COLORS AND FINISHES

- ☐ INTERIOR COLOR DASH EDWARD "VINT - DE EDOO, MACHINE APPLIED FINISH WITH TRIM PROOF PLASTIMORIC COATING, COLOR TO MATCH INTERIOR COLOR, PLASTER COLOR, SEE SPEC.
- ☐ SAME AS B EXCEPT COLOR TO BE DASH EDWARD "SAHARA PSL" - 5540
- ☐ SAME AS B EXCEPT COLOR TO BE DASH EDWARD "CARAMEL APPLE" - 5533B
- ☐ STANDARD GREY WITH SMOOTH FINISH
- ☐ ANODIZE ALUMINUM DARK BRONZE
- ☐ PRIME AND PAINT WITH SEMI - GLOSS ENAMEL, COLOR TO MATCH ADJACENT EXTERIOR SURFACE

J. LEE & ASSOCIATES  
ARCHITECTS  
10000 WILLOW BLVD., SUITE 100  
LOS ANGELES, CA 90024  
(213) 771-1111

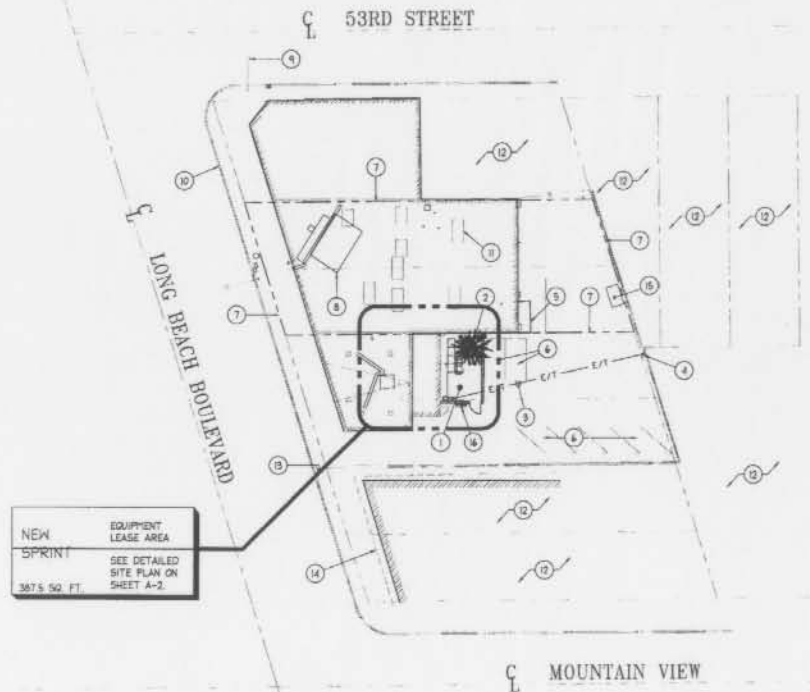
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# NOTES:

- 1 NEW SPRINT 15'-6" x 25'-0" (367.5 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GRADE LEVEL. REFER TO DETAILED SITE PLAN ON SHEET A-2.
- 2 NEW SPRINT 45' HIGH MONOPOL (DATE PALY) AND LOCATION OF NEW PANEL ANTENNAS (A) ANTENNA PER SECTOR, (B) SECTORS, (C) ANTENNAS TOTAL.
- 3 NEW SPRINT UNDERGROUND POWER AND TELCO RUN.
- 4 EXISTING UTILITY POLE WITH TRANSFORMER AND NEW SPRINT POWER AND TELCO P.O.C.
- 5 EXISTING SHED.
- 6 EXISTING PARKING LOT & PARKING SPACES TYPICAL.
- 7 EXISTING PROPERTY LINE.
- 8 EXISTING SIGN.
- 9 EXISTING LIGHT POLE TYPICAL.
- 10 EXISTING CURB/SIDEWALK.
- 11 EXISTING A/C UNITS ON ROOF TYPICAL.
- 12 EXISTING ADJACENT PROPERTY/BUILDING.
- 13 EXISTING WATER METER.
- 14 EXISTING ROOF OVERHANG.
- 15 EXISTING MOBILE TRASH RECEPTACLE.
- 16 NEW VERIZON TELCO H-FRAME.

## ATTACHMENT 2



SITE PLAN

REV.	DATE/BY	REVISION DESCRIPTION
1	10/7/05 JT	SUBMITTAL SET
2	10/13/05 JST	POLE REVISION
3	10/18/05 JCH	CLIENT REVISIONS
4	11/18/05 JCH	CLIENT REVISIONS

SITE ACQUISITION / PLANNER



SITE BUILDER

ARE DEVELOPMENT



APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:	OPTICAL OPTOMETRY/ CLEAR CHANNEL LA70XC306B
SITE ADDRESS:	5290 LONG BEACH BLVD LONG BEACH, CA 90805

SHEET TITLE:

SITE PLAN

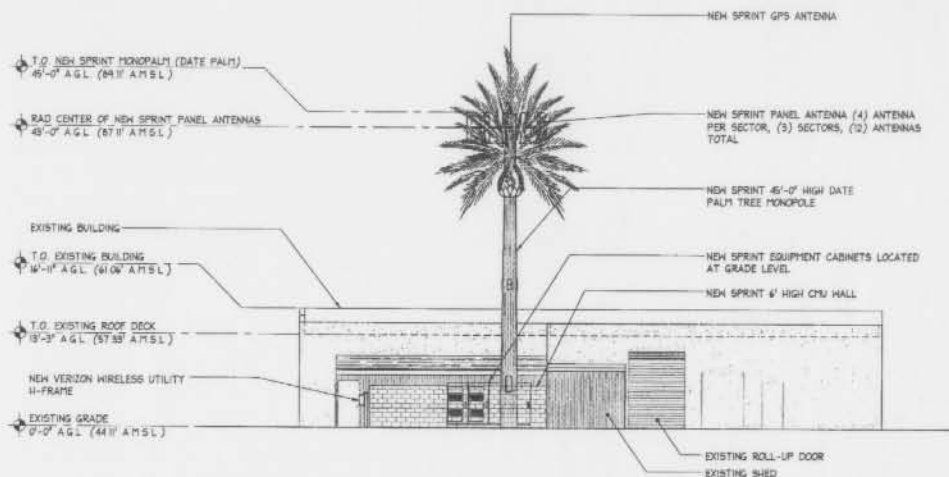
DRAWING INFO:

DWG NAME:	DRAWN BY:	DATE:
AI	JT	10/7/05

SHEET NUMBER:

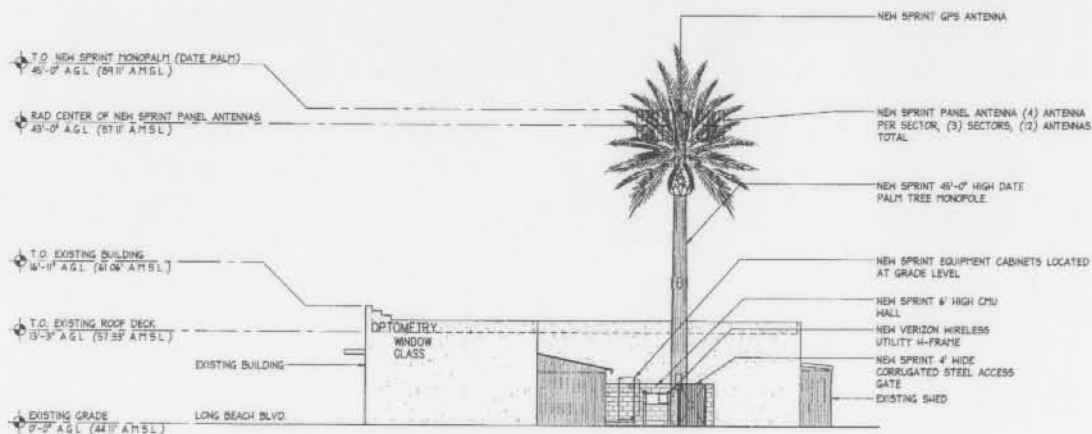
3 OF 5 | A-1

# ATTACH. 2 (Cont.)



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

REV.	DATE/BY	REVISION DESCRIPTION
1	10/7/05 JY	SUBMITTAL SET
2	10/13/05 JY	POLE REVISION
3	10/18/05 JCH	CLIENT REVISIONS
4	11/10/05 JCH	CLIENT REVISIONS

SITE ACQUISITION / PLANNER



18200 VON KARMAN, SUITE 100  
IRVINE, CA 92612

SITE BUILDER:

AME DEVELOPMENT



26170 ENTERPRISE #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9940  
FAX: (949) 247-4788

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:	OPTICAL OPTOMETRY/ CLEAR CHANNEL LA70XC306B
SITE ADDRESS:	5290 LONG BEACH BLVD LONG BEACH, CA 90805

SHEET TITLE:

ARCHITECTURAL  
ELEVATIONS

DRAWING INFO:

DWG NAME:	DRAWN BY:	DATE:
A3	JY	10/7/05

SHEET NUMBER:

5 OF 5 A-3



LA 70XC 306B

## ATTACH. 2 (Cont.)

OPTICAL OPTOMETRY/CLEAR CHANNEL  
(LONG BEACH)

5290 Long Beach Blvd.  
Long Beach, CA 90805

LOCATION



LA 765-D3

VIEW 2



PROPOSED SPRINT PCS 45' HIGH  
DATE PALM TREE MONOPOLE WITH  
(12) ANTENNAS

PROPOSED SPRINT  
PCS EQUIPMENT  
LOCATION

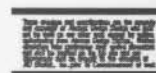


EXISTING

PROPOSED - EAST SIDE OF LONG BEACH BLVD. LOOKING NORTHEAST TOWARD SITE.



CELESTIAL JOURNAL



**AD STUDIOS, INC.**  
ALLANZEE DESIGN STUDIOS INC.  
2027 DORSET AVE. SUITE 200, DORSET, N.C. 28734

APPROXIMATELY 100,000  
LITERS OF WATER  
WAS USED TO  
WASH THE BRICKS  
AND THE WALLS  
OF THE CHURCH.

HOWARD LUNSON  
2510 O-DRIFT AVE.  
LONG BEACH, CA. 90801

Grading: 100%

1000

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

**CORRELATION**

1000 1000

From the **FINRA**  
and **SEC**

1998

\_\_\_\_\_

STRENGTHENING VENTURE

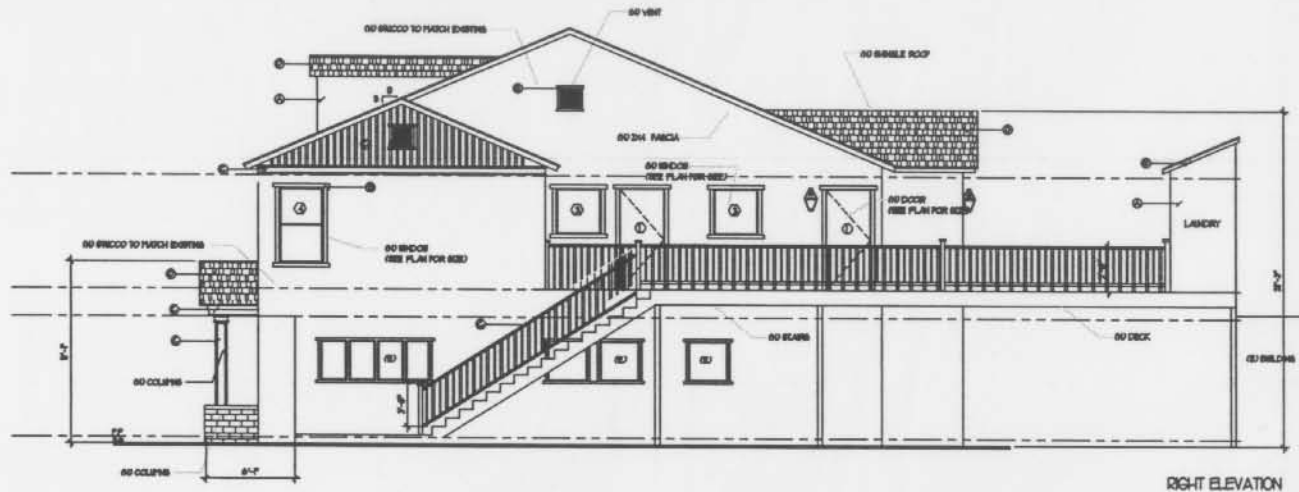


Project No. **040420**  
 Station **CS**  
 Date **11.11.04**  
 Elevation **147.1'-0"**  
 Station **20**  
 Street Name **AA**  
 Job Name

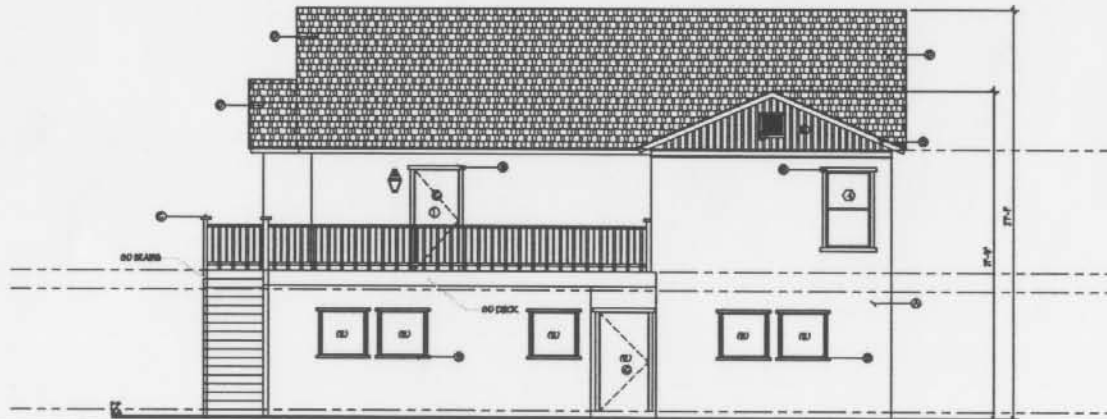
# ATTACH. 3 (Cont.)

ATTIC VENTILATION REQUIRED

12" x 12" x 12" RFA  
NO  
5 x 55 x 10" ATTIC VENTS PROVIDED  
12" x 12" x 12" RFA  
NO  
5 SCREEN VENTS PROVIDED



RIGHT ELEVATION



REAR ELEVATION

\* ALL MATERIALS TO MATCH EXISTING

ITEM	TYPE	DESCRIPTION
A BRICK	LA HABRA	3-18 BROWNELL SHADE 1001
B NO TRIM	VISTA PAINT	SPB-10 - GOLD
C DOORS + COLUMNS	VISTA PAINT	SW-02 - OFF-WHITE
D ROOFING	SOVEREIGN	PONTANA COLOR BLEND - CEDAR SHAKE - STEEL-14
E SIDING + RAILING	VISTA PAINT	SW-02 - OFF-WHITE

ELEVATION

SCALE 1/4" = 1'-0"

CONSTRUCTION NOTES

CONSTRUCTION NOTES

CONSTRUCTION NOTES

CONSTRUCTION NOTES

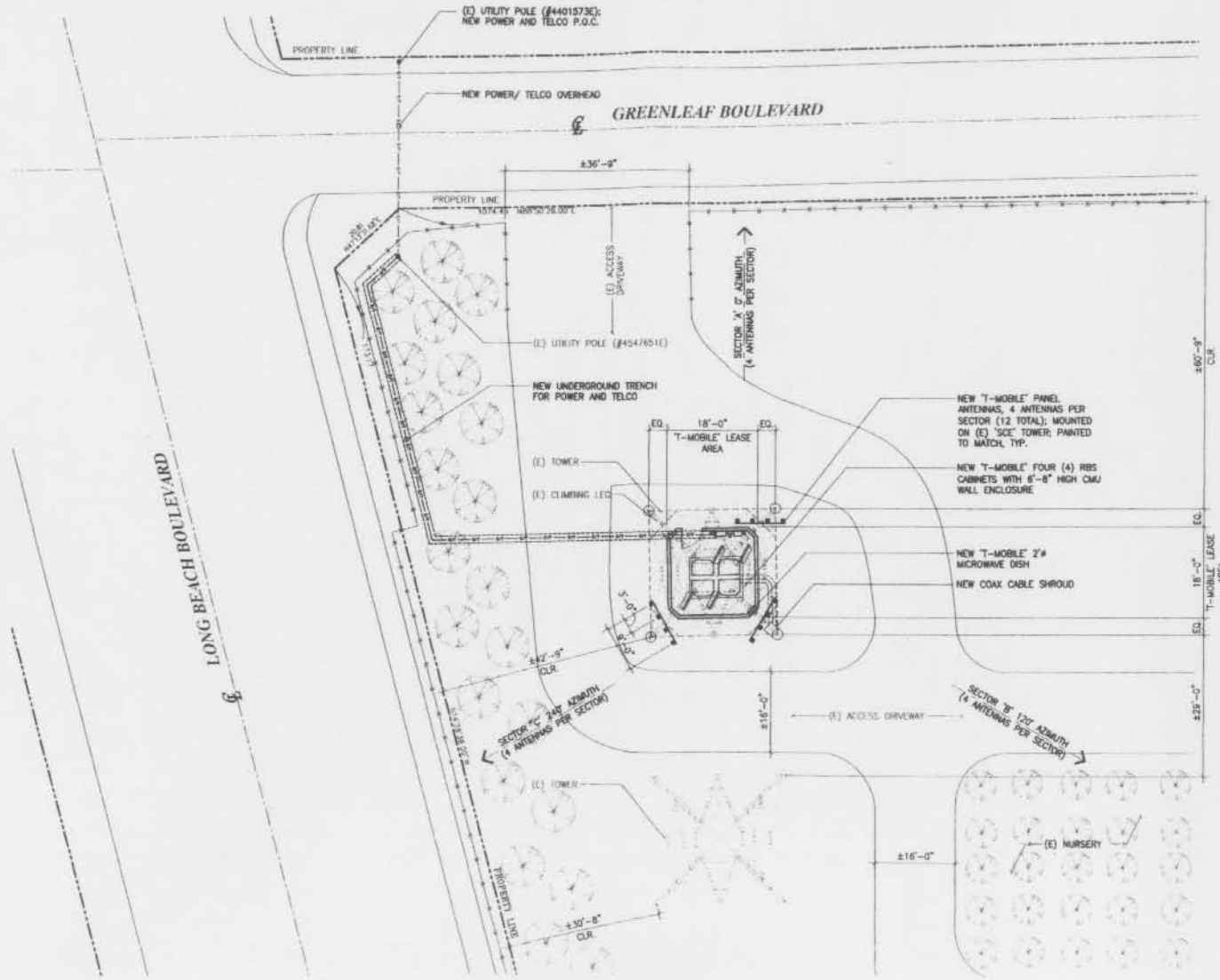
CONSTRUCTION NOTES



7105 N. ATLANTIC PL.



# ATTACHMENT 5



**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

DATE: 09/12/05  
MICROSOFT: DWD  
DRAWN BY: HL/BLD  
CHECKED BY: BOK

ISSUE STATUS:		
DATE	DESCRIPTION	BY
08/26/05	SUB PRELIM CD	HL
08/31/05	PRELIM CD	HL
09/12/05	PLANNING COMMENT	HL

**T-Mobile**  
3 IMPERIAL PROMENADE, SUITE 1100  
SANTA ANA, CA 92707

**PLANS PREPARED BY:**  
**DCI PACIFIC**  
ARCHITECTURE - ENGINEERING - PLANNING  
2800 CALIFORNIA DRIVE  
IRVINE, CA 92618  
TEL: 949-475-9000 FAX: 949-475-9100



PROJECT NAME:  
**GREENLEAF/LONG BEACH BOULEVARD**

PROJECT NUMBER:  
**LA03041A**

PROJECT HEIGHT/CL:  
**SCE TOWER # W-1 T-6  
MESA REDONDO  
COMPTON, CA**

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:

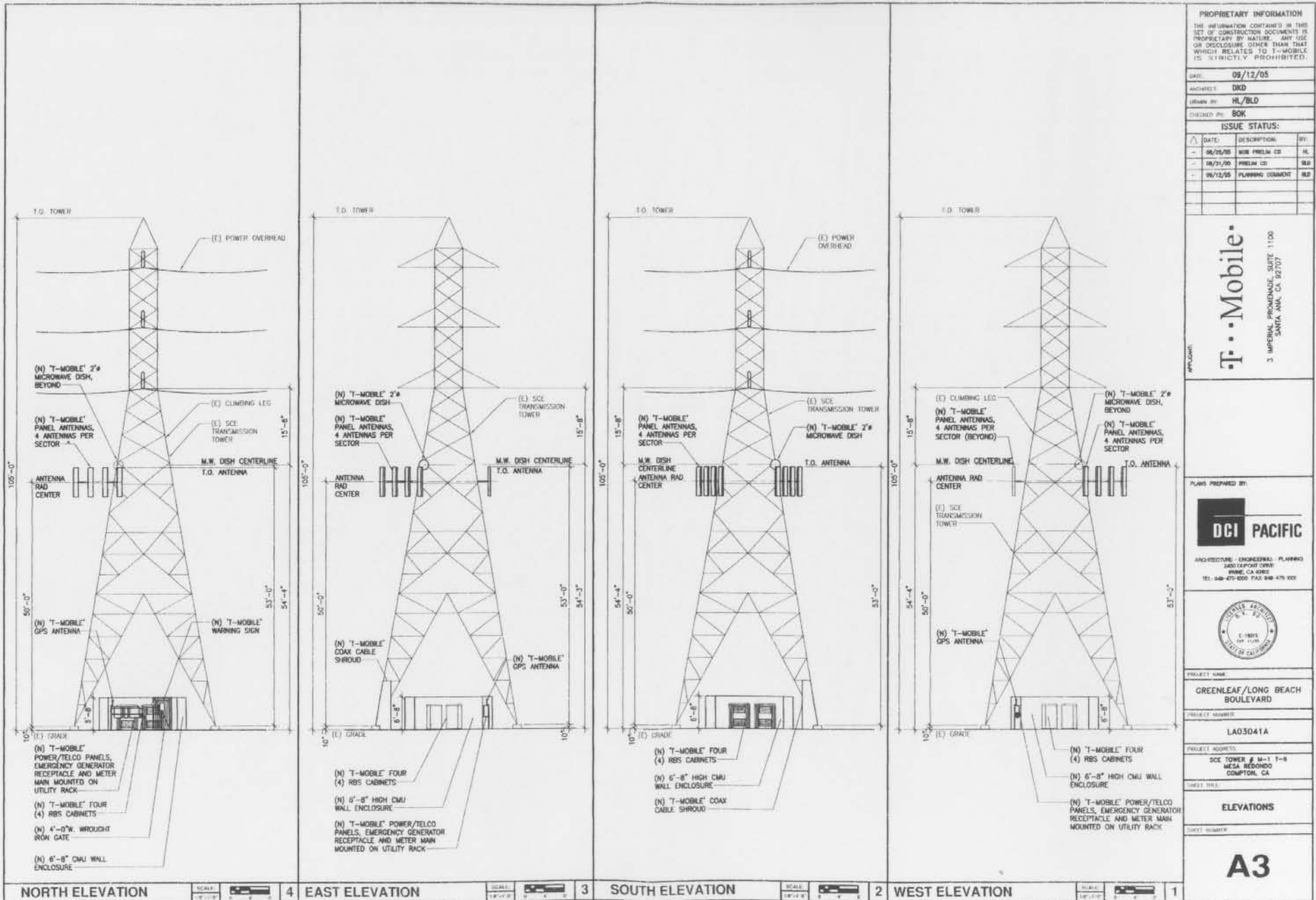
**A1**

**SITE PLAN**

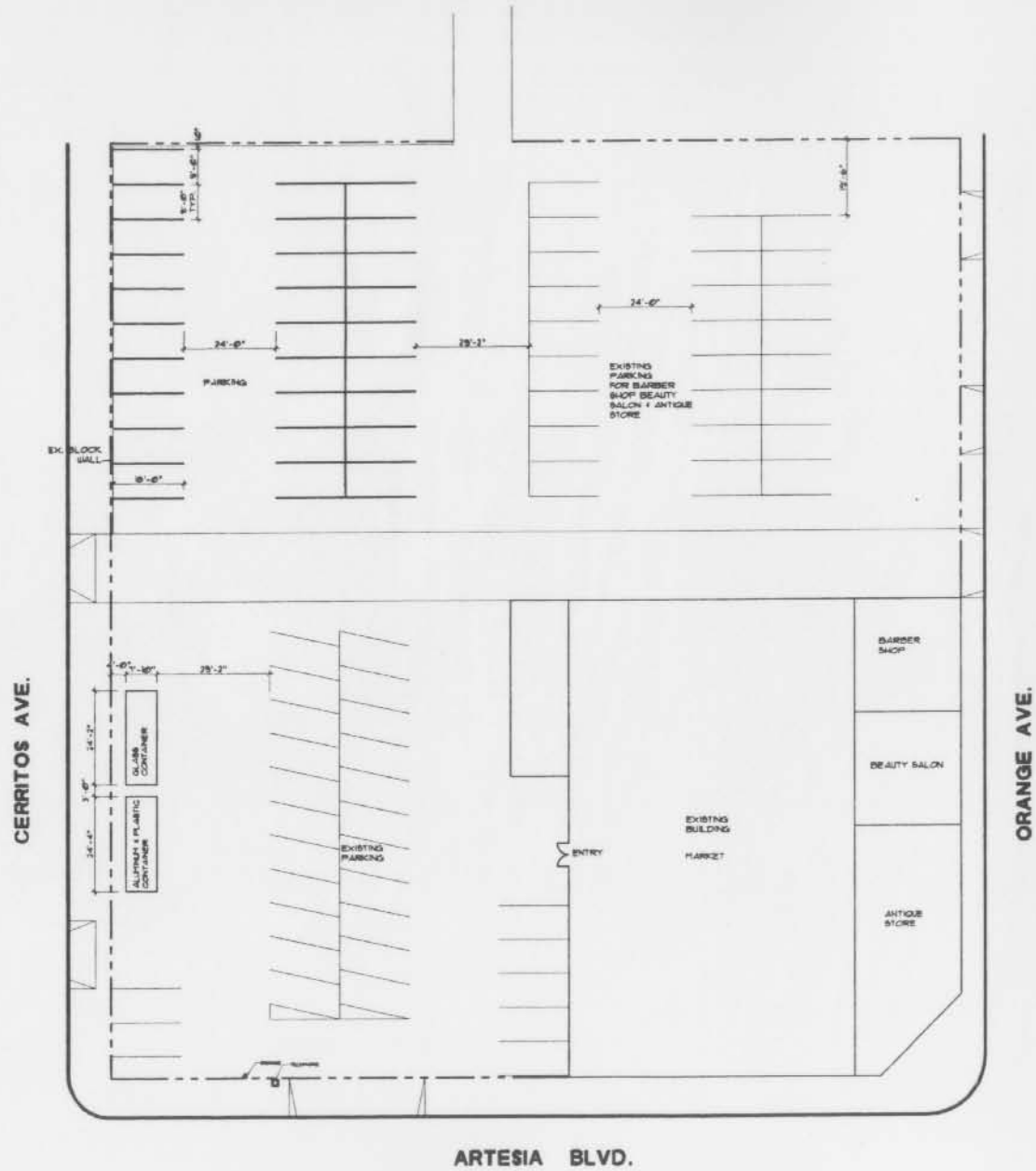
PLAN NO. 09/12/05  
SCALE: 1"=100'  
DATE: 09/12/05  
SHEET: 1

C:\p1\p1000000\p1000000.dwg (10/11/05) 10:20:11 AM AutoCAD 2004 3-4-05-05

# ATTACH. 5 (Cont.)



# ATTACHMENT 6



① SITE PLAN  
1/16" = 1'-0"



SITE PLAN

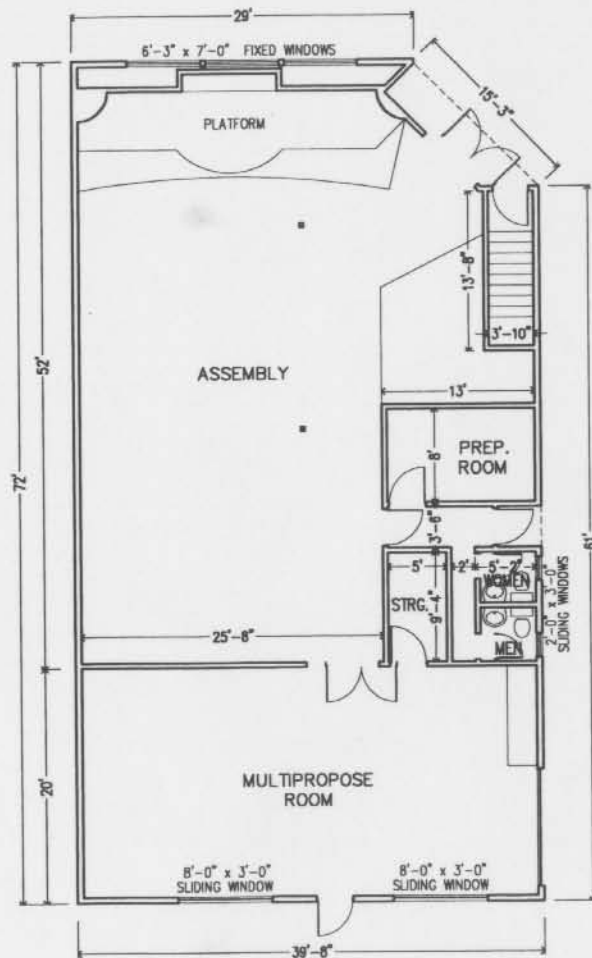
PLAN FOR

1177 E. ARTESIA BLVD.  
LONG BEACH, CA 90805

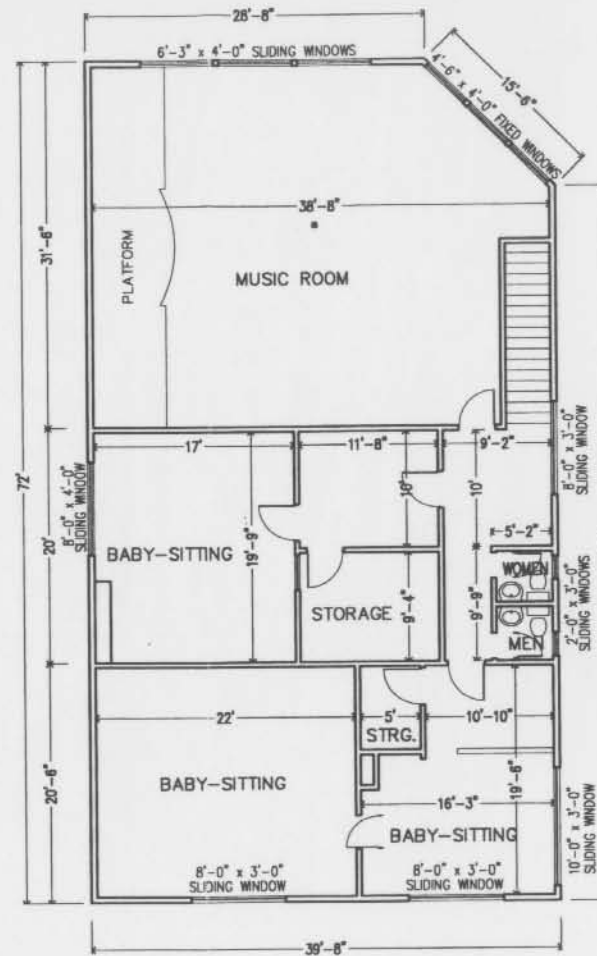
REVISIONS

DRAWN: CAD  
DATE: 5/13/05  
SHEET

# ATTACHMENT 7



FIRST FLOOR



SECOND FLOOR



## FLOOR PLAN

SCALE: 3/32" = 1'



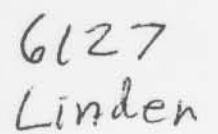
THE AMERICAN LIQUOR LICENSE EXCHANGE  
1601 CLOVERFIELD BLVD., SUITE 200  
SANTA MONICA, CA 90404  
800-711-2114

SITUS: IGLESIA DE DIOS ISRAELITA  
990-992 E. ARTESIA BLVD.  
LONG BEACH, CA 90805  
AMLEX 04-60

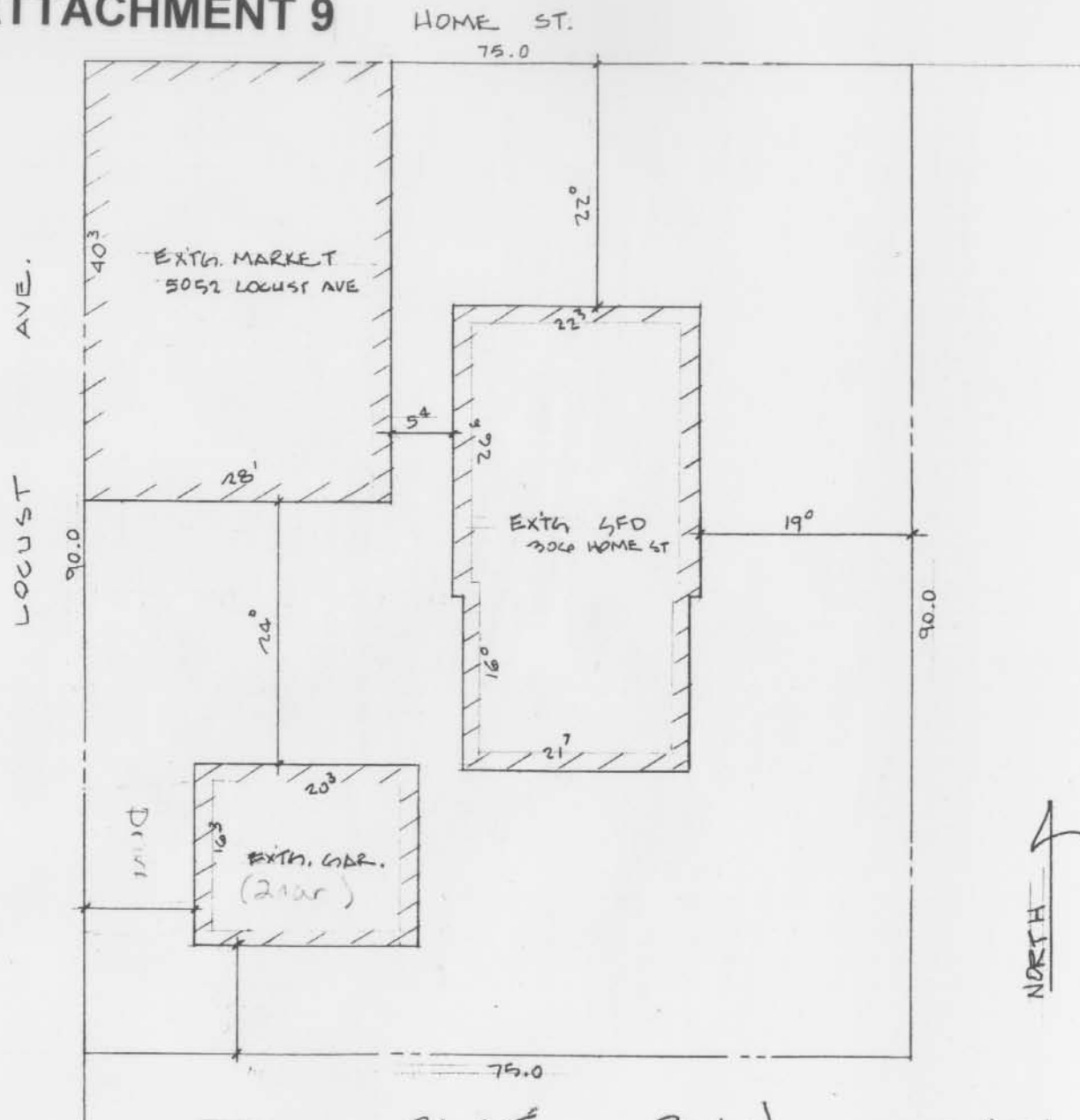
CASE No:

DATE: JANUARY 18, 2005

width 30 ft.  
curb free to  
pop line 12

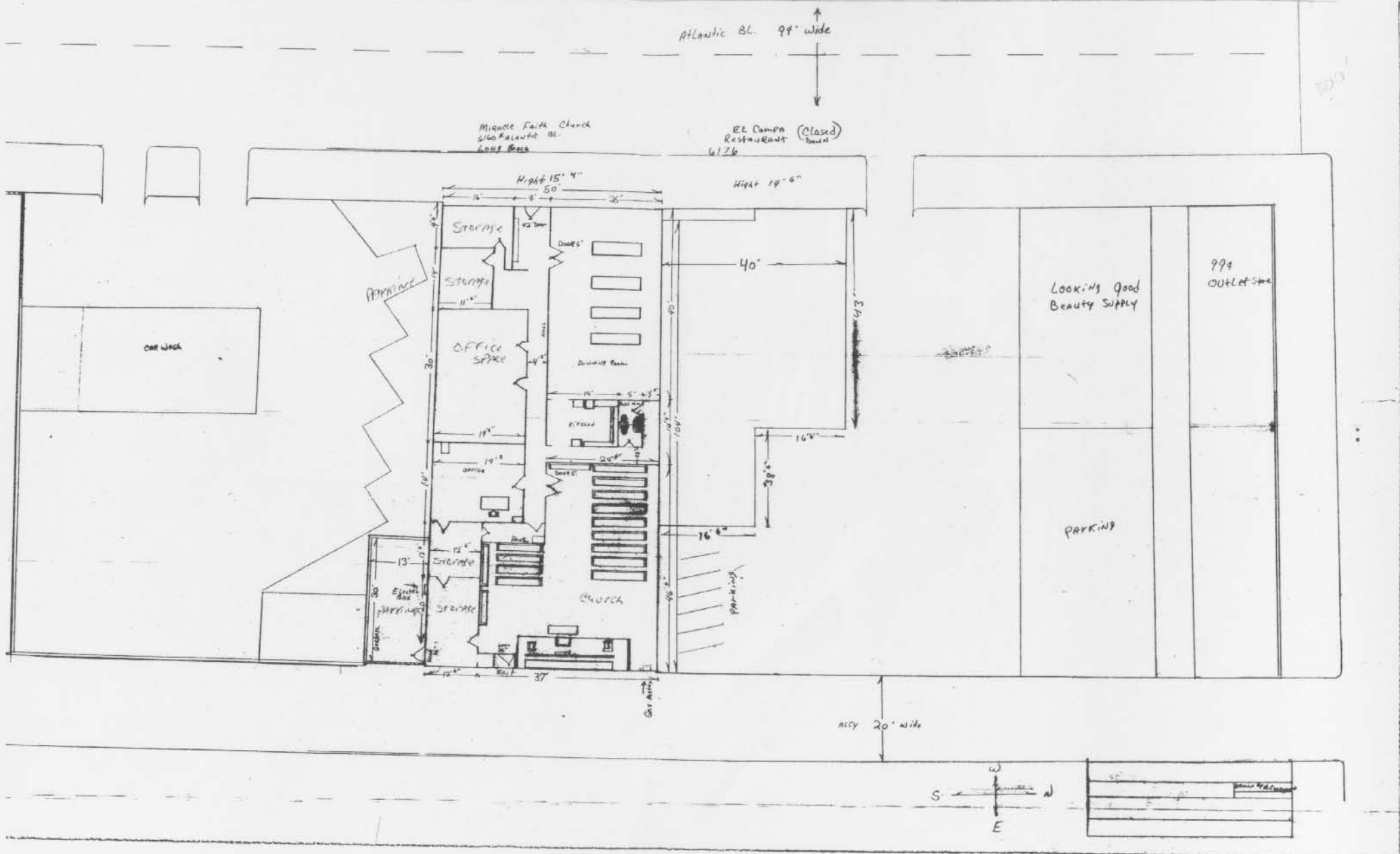


# ATTACHMENT 9



PLOT PLAN SCALE: 1" = 10'

# ATTACHMENT 10





[illegible]

**LONG BEACH, CA**  
**A.P.N. 7307-010-037**

$$\sqrt{A^*A} \geq 0$$

LOT COVERAGE	52.5 %
TOTAL BUILDING FOOT PRINT	20 %
FLOOR AREA RATIO	75 %



SP



W H I T E A V F

A coordinate plane with x and y axes. Two lines are graphed: a solid line with a positive slope and a dashed line with a negative slope. The solid line is labeled  $y = 2x + 1$  and the dashed line is labeled  $y = -x + 4$ . The two lines intersect at a point marked with a star. This point is labeled "SCOTT".

VICINITY MAP

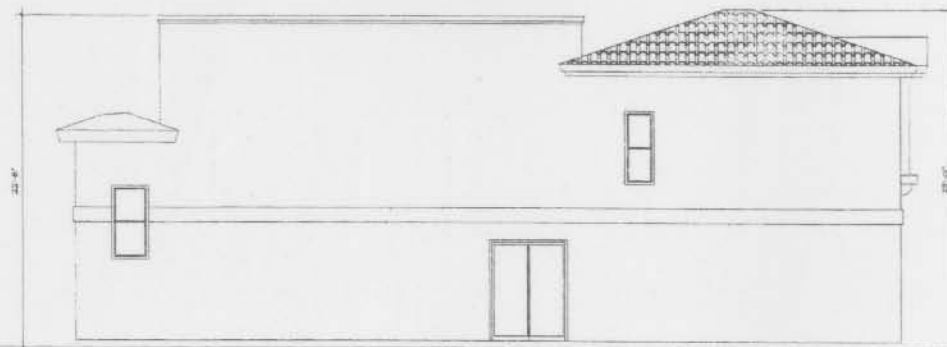


# ATTACH. 11 (Cont.)



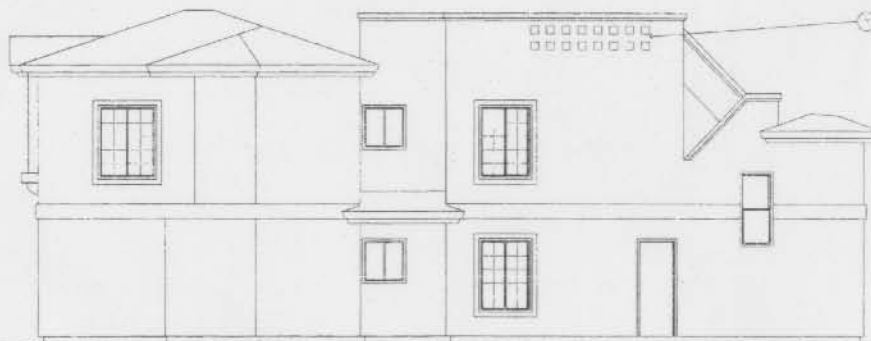
WHITE ELEVATION

1/4" = 1'-0"



ALLEY ELEVATION

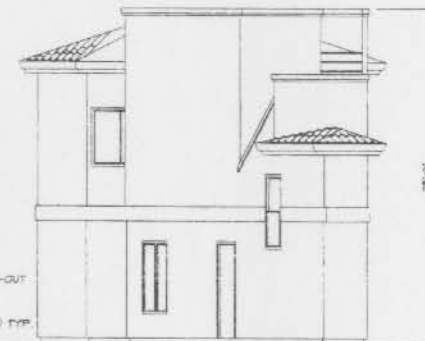
1/4" = 1'-0"



SCOTT ELEVATION

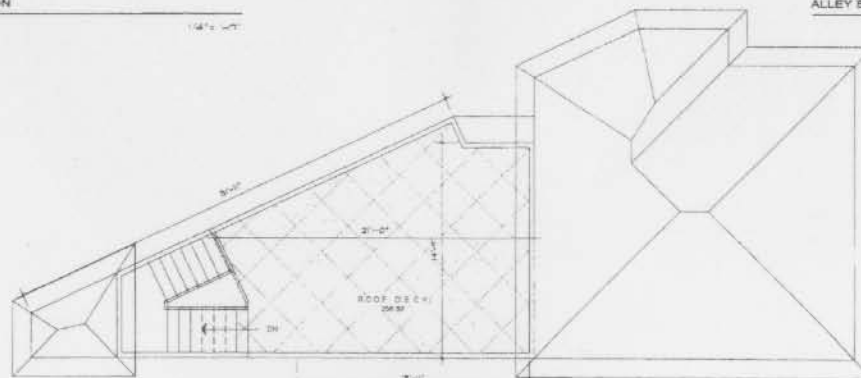
1/8" = 1'-0"

- 1 BEIGE STUCCO PARAPET
- 2 CONCRETE ROOF TILES
- 3 WHITE PASCIA BOARD
- 4 BEIGE STUCCO
- 5 LIGHT BROWN STUCCO POP-OUT
- 6 LIGHT BROWN BAND
- 7 PARAPET OPENINGS (4"X4") TYP.



ALLEY ELEVATION

1/8" = 1'-0"



ROOF DECK PLAN

1/8" = 1'-0"

REVISIONS	
DATE	
DEVELOPER	IRVINE ENGINEERING GROUP, INC. 15 HANFILL ROAD IRVINE, CA 92614 PHONE (949) 961-1000
PROJECT	SHIPLEY FAMILY HOME CORNER OF WHITE AND SCOTT LONG BEACH, CA 90805
<b>GEORGE BEHNAM</b> ARCHITECT 1100 E. CHANTEL DRIVE, #100 COSTA MESA, CA 92626 (714) 992-2344	
PROJECT NO.	0504103
CAD DWG FILE	
DRAWN BY	M.M.
CHECKED BY	G.B.
DRAWING SCALE	0" = 1'-0"
SHEET TITLE	
SITE PLAN	
SHEET	
A-1	
2 OF 2	

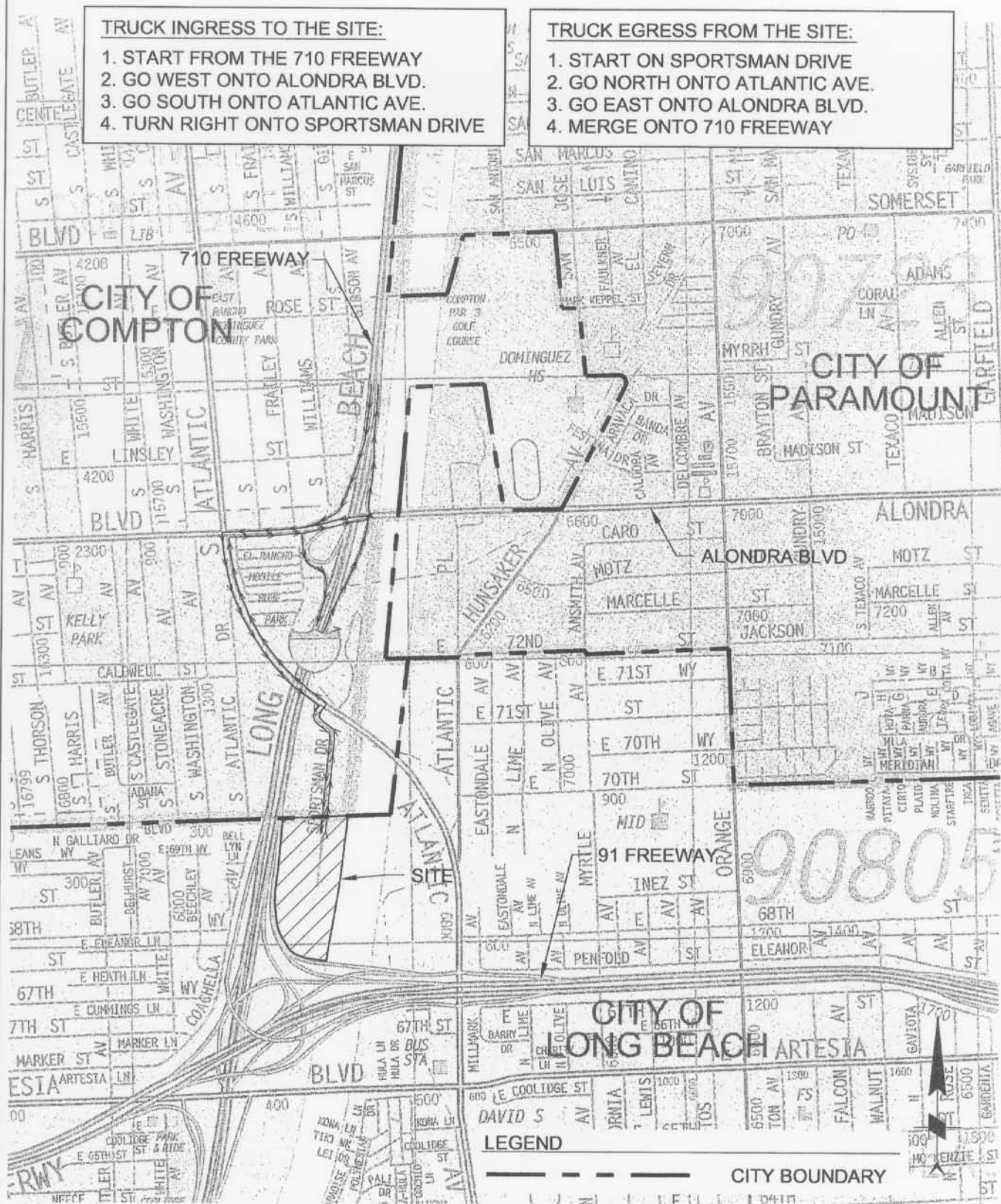
**ATTACHMENT 12**

TRUCK INGRESS TO THE SITE:

1. START FROM THE 710 FREEWAY
2. GO WEST ONTO ALONDRA BLVD.
3. GO SOUTH ONTO ATLANTIC AVE.
4. TURN RIGHT ONTO SPORTSMAN DRIVE

TRUCK EGRESS FROM THE SITE:

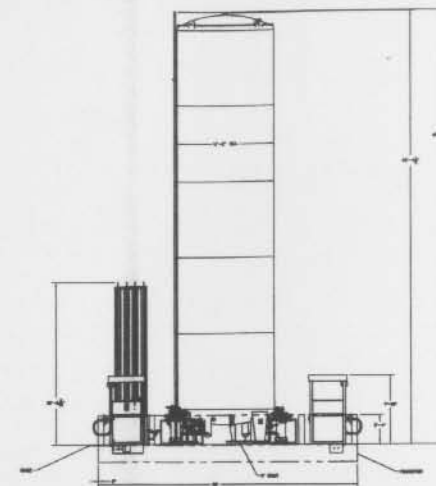
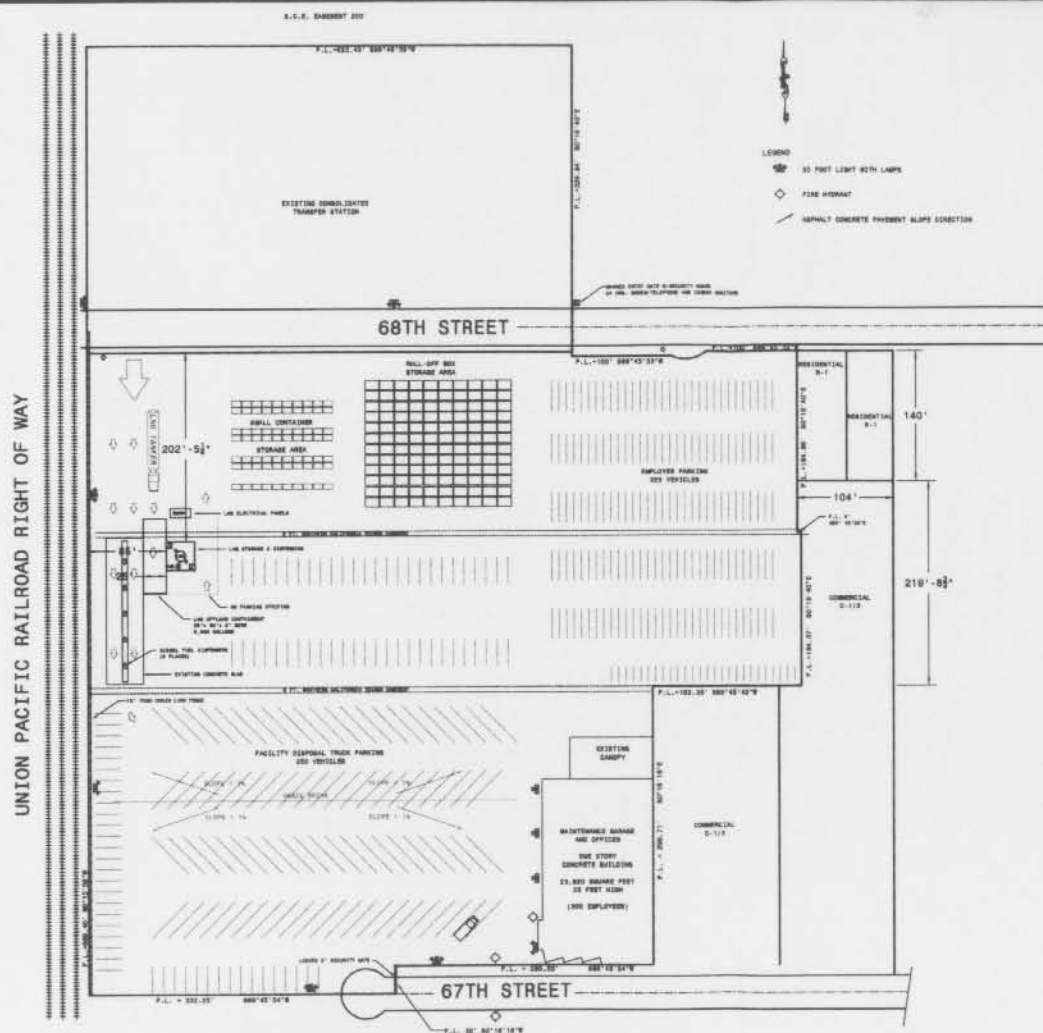
1. START ON SPORTSMAN DRIVE
2. GO NORTH ONTO ATLANTIC AVE.
3. GO EAST ONTO ALONDRA BLVD.
4. MERGE ONTO 710 FREEWAY



## 07/19/05 Section



# ATTACHMENT 13



LNG IMPOUND AREA ELEVATION

## Notes:

1. Original CUP (Conditional Use Permit) August 1998  
9805 - 11  
9805 - 18
2. See NPDES Report for site drainage details
3. Site area 184,374 S.F. - 4.2 acres  
Building 15,055 S.F.  
Area/Building Ratio = 15,055/184,374 = 8%
4. No trees on the site
5. Two site easements; SCE and PUC
6. Minimum Changes in vehicle parking; 6 parking spots will be used for the LNG Station. Vehicles will be relocated onsite.
7. Plot at Architectural "D" size 36"x 24".

SCALE:

1/8"=1'

DRAWN BY: SFL  
DATE: 02-14-05  
CHECKED BY: DATE:

DATE	REVISIONS	REV. BY
03-18-05	Rev. A, Add Elevation View	P.L.
04-27-05	Rev. B, Add Parking Details	S.L.

## Weaver Electric, Inc.

DATE: 02-14-05  
DRAWN BY: SFL  
CHECKED BY: DATE:

WEAVER ELECTRIC, INC.  
1000 N. 10TH ST.  
MILWAUKEE, WI 53233

PROJECT:

Consolidated Refuse  
LNG-LCNG Fueling Station

SHEET NAME:

Consolidated Refuse  
Site Plan View

SHEET:

S-1

SHEET 1 OF 1

**ATTACH. 13 (Cont.)**



1. Original CUP (Conditional Use Permit) August 1998  
9805 - 11  
9805 - 18
2. See NPDES Report for site drainage details
3. Site area 184,374 S.F. - 4.2 acres  
Building 15,055 S.F.  
Area/Building Ratio = 15,055/184,374 = 8%
4. No trees on the site
5. Two site easements; SCE and PUC
6. Minimum Changes in vehicle parking; 6 parking spots will be used for the LNG Station. Vehicles will be relocated onsite.
7. Plot at Architectural "D" size 36"x 24".

SHEET:  
**S-1**  
SHEET 1 OF 1